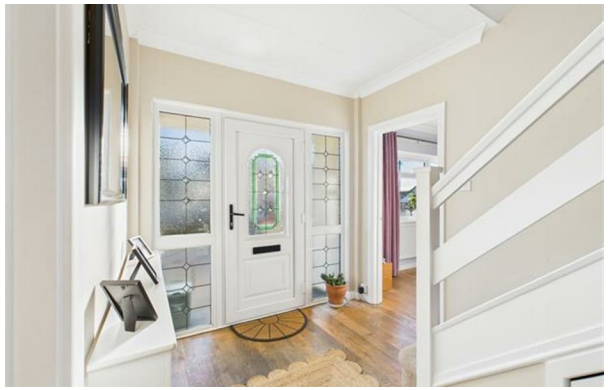






Green Gables No 95 Abergwili Road, Carmarthen, SA31 2HJ

Offers In The Region Of £369,950

- VERY WELL PRESENTED MODERN DETACHED HOUSE.
- MODERNISED AND UPDATED.
- WALKING DISTANCE AMBULANCE STATION, GLANGWILI HOSPITAL AND ABERGWILI PRIMARY SCHOOL.
- EASE OF ACCESS TO A40/A484/A485 AND A48 TRUNK ROADS.
- SOUGHT AFTER AREA. LIGHT AND AIRY ACCOMMODATION.
- GAS C/H. (NEW BOILER 2020).
- 1.5 MILES CARMARTHEN TOWN CENTRE.
- ON REGULAR BUS ROUTE.
- 4 BEDROOMS. FITTED KITCHEN/DINING ROOM. 2 WC's.
- PVCu DOUBLE GLAZED WINDOWS (MAJORITY IN 2020 AND 2025).
- FIRST TIME ON THE OPEN MARKET SINCE 2000.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.

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A well maintained most conveniently situated modern individually built and traditionally constructed (early 1970's) 4 BEDROOMED DETACHED HOUSE affording very well presented light and airy accommodation being located in a much sought after residential area set slightly back off the road (bus route) withing walking distance of the Ambulance Station, Abergwili Primary School (0.75 of a mile), Glangwili General Hospital (0.7 of a mile) and is within 1.5 miles (relatively level walk) of the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property is also located within walking distance of the Convenience Store/Sub Post Office at Tanerdy Petrol Filling Station and enjoys ease of access to the A40/A48/A484 and A485 trunk roads.

4 1 1

Council Tax Band: E





RECESSED ENTRANCE PORCH
with tiled floor. PVCu part opaque double glazed entrance door and side screens with leaded effect lights to

RECEPTION HALL
13'8" x 7'8" overall
with Czechoslovakian solid oak boarded floor. Radiator with decorative cover. 2 Power points. Understairs storage cupboard. Staircase to first floor. C/h thermostat control. Built-in store cupboard off.

CLOAKROOM/WC
6'8" x 3'10"
with PVCu opaque double glazed window (2025). Radiator. Czechoslovakian solid oak boarded floor. 2 Piece suite in white comprising WC and counter sunk wash hand basin to fitted bathroom furniture with base and eye level storage cupboards.

THROUGH LOUNGE
19'10" x 11'10"
with Czechoslovakian solid oak boarded floor. Double aspect. 2 PVCu double glazed windows to front and rear. 2 Radiators. Telephone point. 6 Power points. 'Adam' style marble fireplace with composite surround incorporating a coal effect electric fire - provision for gas fire. Smooth skimmed ceiling.

FITTED KITCHEN/DINING ROOM
19'10" x 12'1" overall
with part tiled walls. Czechoslovakian solid oak boarded floor to the dining area. Double aspect. 2 PVCu double glazed windows. Vinyl floor covering to the kitchen area. 2 Radiators. Smooth skimmed ceiling. 13 Power points plus fused points. Range of fitted base and eye level light oak effect kitchen units (2010) incorporating a breakfast bar, ceramic sink unit, canopied cooker hood, larder unit, pan drawers, integrated fridge, dishwasher and canopied cooker hood. PVCu part opaque double glazed door to rear (2025). THE DUAL FUEL COOKING RANGE IS NEGOTIABLE.

FIRST FLOOR

LANDING
with radiator. PVCu double glazed window. 1 Power point. Access via retractable loft ladder to a partly boarded attic space that is fully insulated.

MASTER BEDROOM 1
with radiator. PVCu double glazed window. 6 Power points. Telephone point. Fitted floor to ceiling 'his 'n' hers' wardrobes each with double doors.

REAR BEDROOM 2
8'6" x 6'11"
with radiator. 2 Power points. PVCu double glazed window (2025).

BATHROOM (2025)
12'4" x 5'6"
with part 'Respatex' clad walls. Towel warmer ladder radiator. PVCu opaque double glazed window (2025). Recessed downlighting to smooth skimmed ceiling. 3 Piece suite in white comprising WC, panelled bath with shower attachment and wash hand basin with fitted storage cupboard beneath. Quadrant shower enclosure with dual head (hand held and rainhead) shower over.

FRONT BEDROOM 3
with radiator. PVCu double glazed window. 4 Power points. Fitted floor to ceiling wardrobe with double doors.

FRONT BEDROOM 4
with fitted floor to ceiling airing/linen cupboard with double doors and slatted shelving. Radiator. PVCu double glazed window to fore. 4 Power points.

EXTERNALLY
Brick pillared tarmacadamed entrance drive providing ample private car parking. Front dwarf brick walled lawned garden. Gated pathways to either side (4' 10" and 4' 3" (1.47m and 1.3m wide). Rear enclosed walled/close boarded fenced lawned garden. Paved sun terrace. GARDEN STORE SHED.

ADJOINING GARAGE
11'10" x 9'2"
with up and over garage door. 2 Power points. Door to

OUTSIDE UTILITY ROOM
9'2" x 7'7"
with plumbing for washing machine. 8 Power points. Fitted wall cupboards. 'Worcester' gas fired central heating combi boiler. Vent for tumble drier. Water tap. PVCu part opaque double glazed door to outside.





Directions

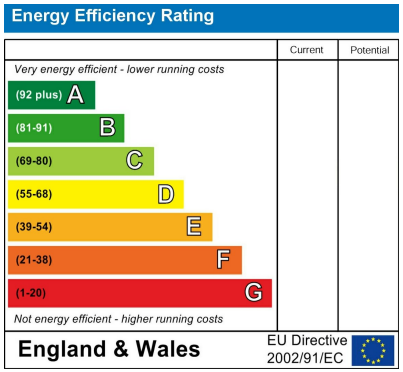
From Carmarthen town centre travel along either 'Priory Street' or 'Richmond Terrace' passing over the 'Old Oak' roundabout and continue past the Roman Amphitheatre, along 'Abbey Mead' and past Tanerdy Petrol Filling Station and Convenience Store/Sub Post Office to the roundabout. Take the second exit towards Abergwili travelling past the right hand turning for 'Brynderwen' and the Ambulance Station on the left continuing over the 'fly over' past 'Chris Thomas Wholesale Fruiterers' and the

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

Council Tax Band

E



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